

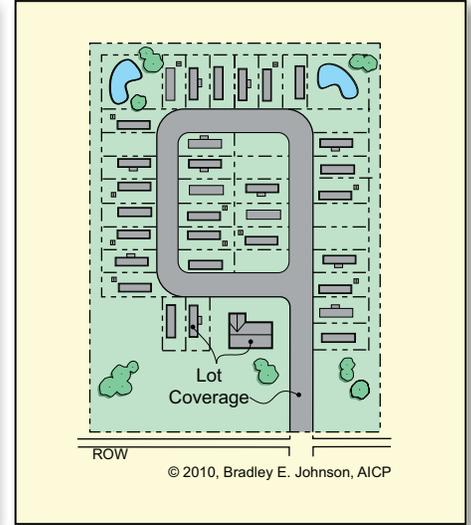
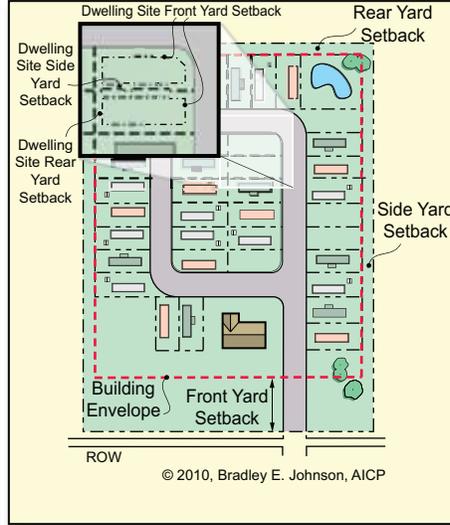
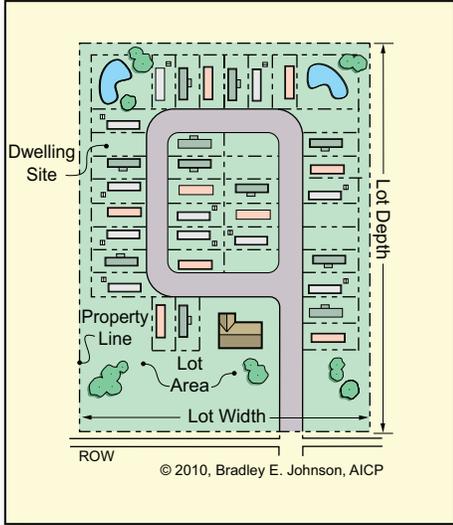
Manufactured Home Park (MP) District

2.19 MP District Intent, Permitted Uses, and Special Exception Uses

| District Intent | Permitted Uses | Special Exception Uses |
|---|---|---|
| <p>The MP (Manufactured Home Park) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Medium to high intensity lease-lot housing developments • State licensed mobile home parks <p>Application of MP District</p> <ul style="list-style-type: none"> • Existing and new development • Small area zoning <p>Development Standards</p> <ul style="list-style-type: none"> • Enact stringent development standards to protect the quality of life of tenants and surrounding zoning districts. <p>Appropriate Adjacent Zoning Districts</p> <ul style="list-style-type: none"> • PR, AG, R3, M1, M2, MP, IS, NC, and LC <p>Plan Commission</p> <ul style="list-style-type: none"> • Use the MP District for existing developments and with sensitivity for new residential development <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a special exception use only when it is compatible with the surrounding residential areas | <p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • home business (type 1) • small wind turbine system <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • dwelling, mobile home • manufactured home park • retirement community | <p>Residential Special Exception Uses</p> <ul style="list-style-type: none"> • dwelling, single-family detached |

Manufactured Home Park (MP) District

2.20 MP District Development Standards



Minimum Lot Area

- 5 acres

Minimum Lot Width

- 250 feet

Minimum Front Yard Setback

- 40 feet to any dwelling site, or primary or accessory structure

Minimum Side Yard Setback

- 20 feet to any dwelling site, or primary or accessory structure

Minimum Rear Yard Setback

- 20 feet to any dwelling site, or primary or accessory structure

Sewer and Water

- Sanitary sewer and water utility required

Minimum Dwelling Site Area

- 3,000 square feet

Minimum Dwelling Site Width

- 30 feet

Minimum Dwelling Site Front Yard Setback

- 10 feet from edge of pavement of interior streets

Minimum Dwelling Site Side Yard Setback

- 5 feet for primary or accessory structure

Minimum Dwelling Site Rear Yard Setback

- 5 feet for primary or accessory structure

Maximum Lot Coverage

- 65% of lot area

Minimum Dwelling Unit Size

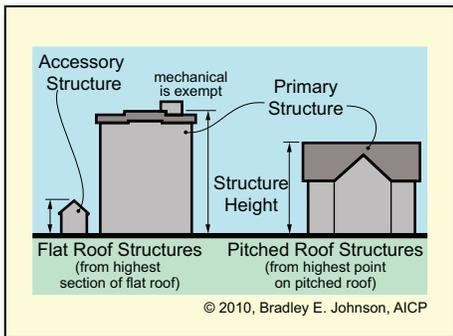
- 860 square feet

Maximum Density

- 9 units per acre

Maximum Primary Structures

- 1 per dwelling site



Maximum Structure Height

- 25 feet for primary structure
- 20 feet for accessory structure

Additional Development Standards that Apply

| | | |
|------------------------------|---------------------------|-----------------------------|
| Accessory Structures | Landscaping | Signs |
| • AS-01 5-6 | • LA-01 5-45 | • SI-01 5-75 |
| • AS-05 5-10 | • LA-02 5-46 | • SI-04 5-81 |
| Density and Intensity | • LA-05 5-47 | Special Exception |
| • DI-01 5-16 | • LA-07 5-48 | • SE-01 5-105 |
| Driveway | • LA-08 5-49 | Storage |
| • DW-01 5-17 | Lighting | • SR-01 5-106 |
| • DW-04 5-20 | • LT-01 5-51 | Structure |
| Environmental | Lot | • ST-01 5-107 |
| • EN-01 5-21 | • LO-01 5-53 | Temporary Use |
| Fence and Wall | Mobile Homes | • TU-01 5-110 |
| • FW-01 5-22 | • MH-01 5-54 | Trash Receptacle |
| • FW-05 5-23 | Outdoor Storage | • TR-01 5-112 |
| Floodplain | • OS-01 5-58 | Vision Clearance |
| • FP-01 5-26 | Parking | • VC-01 5-113 |
| Floor Area | • PK-01 5-60 | Wind Turbine Systems |
| • FA-01 5-35 | • PK-05 5-61 | • WT-01 5-114 |
| Height | Performance | |
| • HT-01 5-36 | • PF-01 5-68 | |
| Home Business | Public Improvement | |
| • HB-01 5-37 | • PI-01 5-69 | |
| Keeping of Animals | Setback | |
| • KA-02 5-41 | • SB-01 5-71 | |
| | Sewer and Water | |
| | • SW-01 5-73 | |